



An  
Bord  
Pleanála

**Board Direction**  
**BD-003771-19**  
**ABP-304505-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/08/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the Z1 zoning objective for the site and sections 16.10.13 and 16.10.14 of the Dublin City Development Plan 2016-2022, it is considered that the proposed development would be contrary to the previous grant of permission under Council Reg. Ref 1532/07, in that the "granny flat" structure is currently functioning separate to the host house, that it would provide poor quality accommodation and access to rear private open space, resulting in a poor standard of residential amenity for the future occupants and would set an undesirable precedent for other such developments. The proposed development would, therefore, be contrary to the provisions of the City Development Plan and to the proper planning and sustainable development of the area.
2. Having regard to the established character and pattern of development in the vicinity, the provisions of the Dublin City Development Plan 2016-2022 and the prominent position of the proposed house in the side garden, with an additional first-floor substantially breaking the building line of immediately adjacent housing to the south, it is considered that the proposed development would be visually obtrusive within the streetscape, would detract from the

visual amenities of the area and would be contrary to the provisions set out under Section 16.10.9 of the Dublin City Development Plan 2016-2022, which require developments on side garden sites to have regard to the character of the area, including building lines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 13/08/2019

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Dave Walsh